## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000	&	\$1,900,000
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#### Median sale price

Median price	\$1,675,500	Pro	perty Type	House		Suburb	Hampton East
Period - From	01/01/2022	to	31/03/2022		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	75 Spring Rd HAMPTON EAST 3188	\$1,900,000	01/11/2021
2	16 South Av BENTLEIGH 3204	\$1,860,000	20/12/2021
3	13 Parkview Cr HAMPTON EAST 3188	\$1,850,000	23/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/04/2022 12:38





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**Indicative Selling Price** \$1,800,000 - \$1,900,000 **Median House Price** March quarter 2022: \$1,675,500

**Agent Comments** 

Agent Comments



Property Type: House (Previously Occupied - Detached) Land Size: 604 sqm approx

**Agent Comments** 

# Comparable Properties



75 Spring Rd HAMPTON EAST 3188 (REI/VG)

Price: \$1,900,000

Method: Sold Before Auction

Date: 01/11/2021

Property Type: House (Res) Land Size: 604 sqm approx

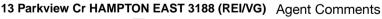
16 South Av BENTLEIGH 3204 (REI)



Method: Private Sale Date: 20/12/2021

Price: \$1,860,000

Property Type: House









Price: \$1,850,000 Method: Auction Sale Date: 23/10/2021

Property Type: House (Res) Land Size: 600 sqm approx

Account - Jellis Craig | P: 03 9194 1200



